

Historic Resources Report 385 Fairview Road, Ojai (Camp Ramah)

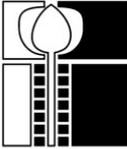
5 October 2018

Prepared for:

Camp Ramah in California
385 Fairview Road
Ojai CA 93023

County of Ventura Planning Commission Hearing Case No. PL18-0052 Exhibit 4 (MND), Attachment 11 - Historical Resources Report, prepared by San Buenaventura Research Associates, October 5, 2018

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Executive Summary

This report was prepared for the purpose of assisting the County of Ventura in their compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, in connection on a 28.32 acre parcel located at 385 Fairview Road in the unincorporated Ventura County section of the Ojai Valley (APN 010-0-110-130). The property is the location of Camp Ramah. [Figure 1]

This report assesses the historical and architectural significance of potentially significant historic properties in accordance with the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) Criteria for Evaluation, and County of Ventura criteria.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; and Mitch Stone, Preservation Planner, for Camp Ramah in California, and is based on a field investigation and research conducted in July-September, 2018.

San Buenaventura Research Associates provides qualified Historian and Architectural Historian services, in accordance with *Secretary of the Interior's Professional Qualifications* (36 CFR 61). The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

Summary of Findings

None of the evaluated buildings on this property appear to be eligible for listing on the NRHP, the CRHR, or for designation as a County of Ventura Landmark.

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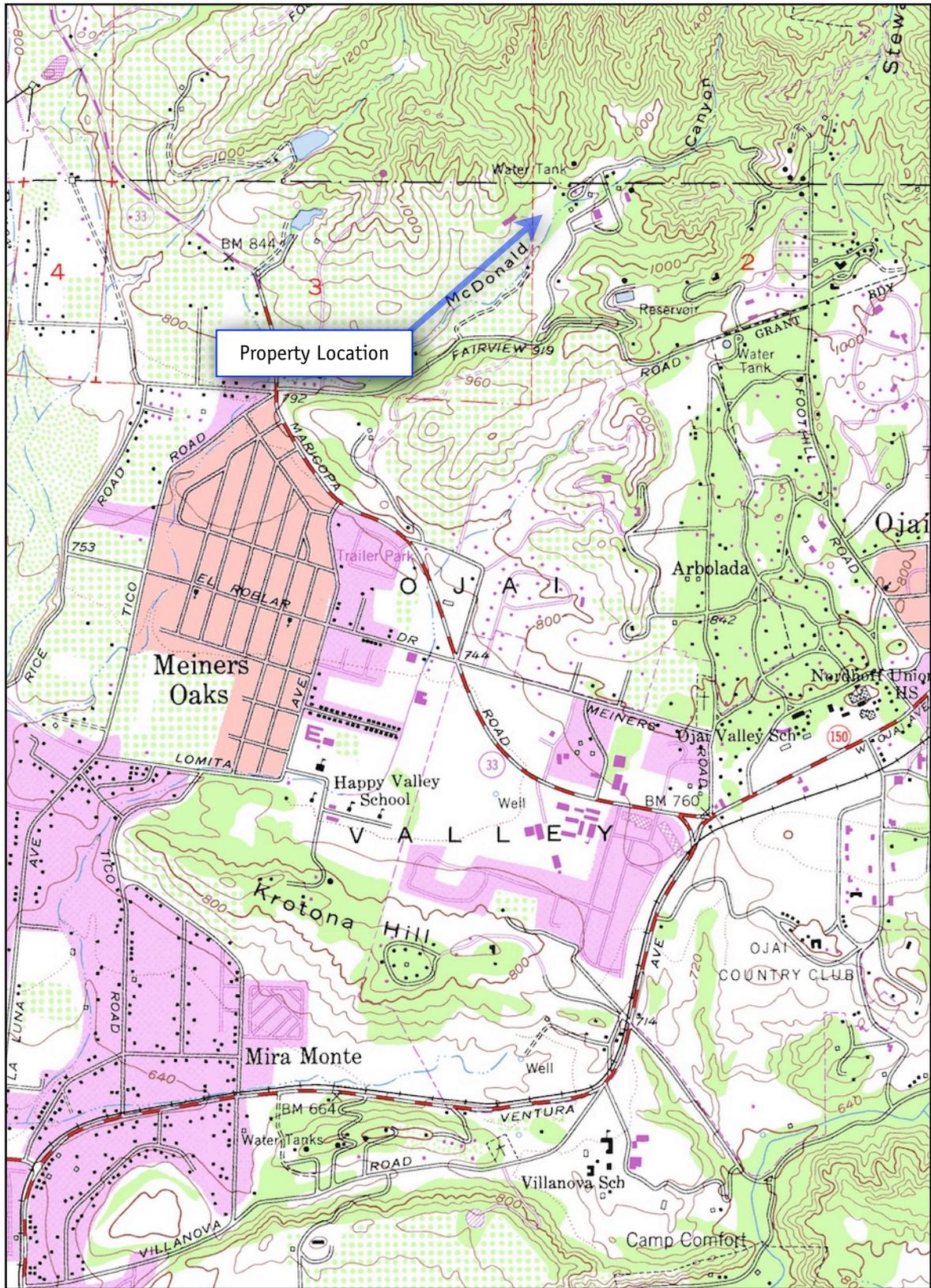


Figure 1. Property Location [Source: USGS 7.5' Quadrangle, Matilija CA, 1952, rev. 1988]

1. Administrative Setting

The California Environmental Quality Act (CEQA) requires evaluation of project impacts on historic resources, including properties “listed in, or determined eligible for listing in, the California Register of Historical Resources [or] included in a local register of historical resources.” A resource is eligible for listing on the California Register of Historical Resources if it meets any of the criteria for listing, which are:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

By definition, the California Register of Historical Resources (CRHR) also includes all “properties formally determined eligible for, or listed in, the National Register of Historic Places,” and certain specified State Historical Landmarks. The majority of formal determinations of NRHP eligibility occur when properties are evaluated by the Office of Historic Preservation in connection with federal environmental review procedures (Section 106 of the National Historic Preservation Act of 1966). Formal determinations of eligibility also occur when properties are nominated to the NRHP, but are not listed due to a lack of owner consent.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Eligible properties include districts, sites, buildings and structures,

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

According to the NRHP standards, in order for a property that is found to be significant under one or more of the criteria to be considered eligible for listing, the “essential physical features” that define the property’s significance must be present. The standard for determining if a property’s essential physical features exist is known as *integrity*, which is defined for the NRHP as “the ability of a property to convey its significance.” The CRHR defines integrity as “the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.” (National Register Bulletin 15; California OHP Technical Assistance Bulletin 6)

For purposes of both the NRHP and CRHR, an integrity evaluation is broken down into seven “aspects.” The seven aspects of integrity are: *Location* (the place where the historic property was constructed or the place where the historic event occurred); *Design* (the combination of elements that create the form, plan, space, structure, and style of a property); *Setting* (the physical environment of a historic property); *Materials* (the physical elements that were combined or deposited during a particular period of time and in a particular

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pattern or configuration to form a historic property); *Workmanship* (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); *Feeling* (a property's expression of the aesthetic or historic sense of a particular period of time), and; *Association* (the direct link between an important historic event or person and a historic property).

It is not required that significant property possess all aspects of integrity to be eligible; depending upon the NRHP and CRHR criteria under which the property derives its significance, some aspects of integrity might be more relevant than others. For example, a property nominated under NRHP Criterion A and CRHR Criterion 1 (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under NRHP Criterion C and CRHR Criterion 3 (design), would usually rely primarily upon integrity of design, materials and workmanship.

While the NRHP guidelines and the CRHR regulations include similar language with respect to the aspects of integrity, the latter guidelines also state "it is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register." Further, according to the NRHP guidelines, the integrity of a property must be evaluated at the time the evaluation of eligibility is conducted. Integrity assessments cannot be based on speculation with respect to historic fabric and architectural elements that may exist but are not visible to the evaluator, or on restorations that are theoretically possible but which have not occurred. (National Register Bulletin 15; CCR §4852 (c); California OHP Technical Assistance Bulletin 6)

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as "exceptional," as defined by the NRHP procedures, or in terms of the CRHR, "if it can be demonstrated that sufficient time has passed to understand its historical importance" (Chapter 11, Title 14, §4842(d)(2))

Historic resources as defined by CEQA also includes properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in §5020.1 (k) of the Public Resources Code, as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local registers of historic properties come essentially in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current, and (2) landmarks designated under local ordinances or resolutions. These properties are "presumed to be historically or culturally significant... unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant." (PRC §§ 5024.1, 21804.1, 15064.5)

Ventura County Landmark Criteria

An improvement, natural feature, or site may become a designated landmark if it meets one the following criteria:

1. It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history;
2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States;

3. It is associated with the lives of persons important to Ventura County or its cities, California, or national history;
4. It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California or the nation;
5. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;
6. Integrity: Establish the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship.

Ventura County Site of Merit Criteria

Sites of Merit satisfy the following criteria:

1. Sites of historical, architectural, community or aesthetic merit which have not been designated as landmarks or points of interest, but which are deserving of special recognition; and
2. County approved surveyed sites with a National Register status code of 5 or above.

2. Impact Thresholds and Mitigation

According to the Public Resources Code, "a project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the environment." The Public Resources Code broadly defines a threshold for determining if the impacts of a project on an historic property will be significant and adverse. By definition, a substantial adverse change means, "demolition, destruction, relocation, or alterations," such that the significance of an historical resource would be impaired. For purposes of NRHP eligibility, reductions in a property's integrity (the ability of the property to convey its significance) should be regarded as potentially adverse impacts. (PRC §21084.1, §5020.1(6))

Further, according to the CEQA Guidelines, "an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources [or] that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant."

The lead agency is responsible for the identification of "potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource." The specified methodology for determining if impacts are mitigated to less than significant levels are the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), publications of the National Park Service. (CCR §15064.5(b)(3))

3. Historical Setting

The property known historically as El Rancho Rinconada was so named by J.D. Reyes and Howard Bald during the time it was owned by Howard Bald's parents, George and Catherine Bald. It is unknown if any buildings existed on the 77 acre property when the Balds sold it to Loring Farnum in 1912.¹

Loring Farnum was born in 1882 in New Haven, Connecticut to a prominent New England family. His father, Dr. George Bronson Farnam, a graduate of Yale Medical School in 1869, who had been chronically ill since his youth, married Carolina Bucklin Wells in 1870. They had seven children, Loring being the youngest.²

It was probably through the family's connections to Yale, where their uncle Henry W. Farnam was a professor, that they became acquainted with Sherman Day Thacher, whose father was also a Yale professor. During the 1880s Thacher purchased 160 acres on the eastern end of the Ojai Valley. The first building on what would later become the campus of The Thacher School was Sherman Thacher's three-room home constructed on this property in 1888. Loring Farnam's brother Henry became Thacher's first pupil in 1889.³

Loring Farnam attended Yale University in 1889, but apparently did not graduate. He might well have been introduced to the Ojai Valley around that time, when his brother was under the tutelage of Sherman Thacher. In any event Farnam had moved to Ojai by 1912, apparently for health reasons. He purchased El Rancho Rinconada from George and Catherine Bald, and took up ranching, an occupation reflected in the 1920 census, where he was listed as a fruit and dairy farmer. Farnam raised Guernsey dairy cattle and belonged to the American Guernsey Cattle Club, exhibiting some of his stock at the state fair.

Farnam apparently inherited a tendency towards frail health from his father. A nurse lived with him for many years until his death in 1931, at age 49, in a hospital in San Francisco. His remains were returned to Connecticut where he was interred at Evergreen Cemetery in New Haven. Two years after his death, in 1933, El Rancho Rinconada was sold by Oliver Reardon, administrator of the Farnum estate, to Charlie Vaughn White and Jennie Lena White. Prior to buying this property, White worked in the oil industry as a drilling superintendent for Shell Oil Company.⁴

The Whites owned the property for only a few years, selling it to Louis and Evelyn Brown Boyle in 1939. According to a contemporary account, the property at that time consisted of 77 acres, with 37 acres suitable

¹ Bald, Howard. *Reminiscences of Early Ojai (No.4)*. OjaiHistory.com.
Ventura County Official Records, Book 132, page 591.

² Farnam, Charles. *History of the des. of John Whitman of Weymouth, Mass.* New Haven, Connecticut: 1889. Vol. 52, p. 309.

³ Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven: Yale University Press, 1941.

⁴ Ventura County Official Records.
Ventura County Directory, 1934.

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for planting in citrus or avocados, a seven-room stucco residence, a milking barn, garage, tool house, as well as pheasant, pigeon, and poultry pens. With the property sale the Whites moved to Pennsylvania.⁵

Louis Morris Boyle was born in 1890 in Humboldt, Allen County, Kansas. His father, Willis J. Boyle, was in the iron manufacturing business. The family, including his mother Millie and brother, moved to Los Angeles when Louis was just a year old. His father joined friends who established the California Metal and Novelty Company, a small sheet-metal business that later became Boyle Manufacturing Company. Both Louis and his brother worked for the company. In 1939 the company was sold to Columbia Steel Company, a subsidiary of United States Steel. Louis purchased El Rancho Rinconada with the proceeds of the sale. Census records indicate that Boyle and his wife Evelyn, son Louis Jr., and daughter Beverly remained in their home in Los Angeles until at least 1940, or perhaps they maintained homes in both Los Angeles and Ojai.

During his ownership El Rancho Rinconada also became known as Orchid Town. Louis Boyle credited his mother for his interest in plants. He worked alongside her in their garden as a child and thought at that time he would like to be in the nursery business. Raising cymbidium orchids started out as a hobby, but quickly turned into a business, expanding to over fifty thousand plants growing under the trees on El Rancho Rinconada, and eventually under lath houses constructed for the purpose.

Boyle applied an active imagination to the development of Orchid Town, creating Western false front buildings to hide the large expanses of lath houses required to grow his flowers. Designed by Boyle himself, the buildings were constructed using parts scavenged from other buildings and scrapyards. He created a "Main Street" consisting of a two-story hotel, post office, a carriage house, jail, library, school, and community church, among others, furnishing them with antiques and Western curios. [Figures 2, 3]⁶

The visual affect was similar to a Western movie set, appearing authentic from the outside, but the buildings were for the most part little more than false fronts attached to the lath houses. At least two fountains were also constructed by Boyle. His imaginative efforts turned Orchid Town into a modest tourist attraction, though it was evidently created more for more his own amusement.

The question has often been asked of me: How did you conceive the idea to build Cymbidium Orchid Town? ... We had our Rancho and I was buying Cymbidium orchid plants and we just had to have a place to put them. ... I had seen just a lot of ordinary lath houses ... that had little or no appeal to me. So I decided ... we would camouflage the front so as to have something a little different, with an early atmosphere.

Now I wish I could say, "The Town was built when we bought our rancho." No, it is just the town of make-believe that we created and had lot of fun in building.⁷

⁵ Ventura County Official Records, Book 585, page 392.

Oxnard Daily Courier, 2-19-1939.

Louis M. Boyle. *Out West, Growing Cymbidium Orchids and Other Flowers, The Story of El Rancho Rinconada*. Los Angeles: Times Mirror Press, 1952.

⁶ Boyle, 1952.

Mason, David. "Orchid Town was an attraction in the '40s and '50s." Originally published in the *Ojai Valley News* 6-11-1999, as reproduced at ojaihistory.com.

⁷ Boyle, 1952: pp. 154-55, 158.

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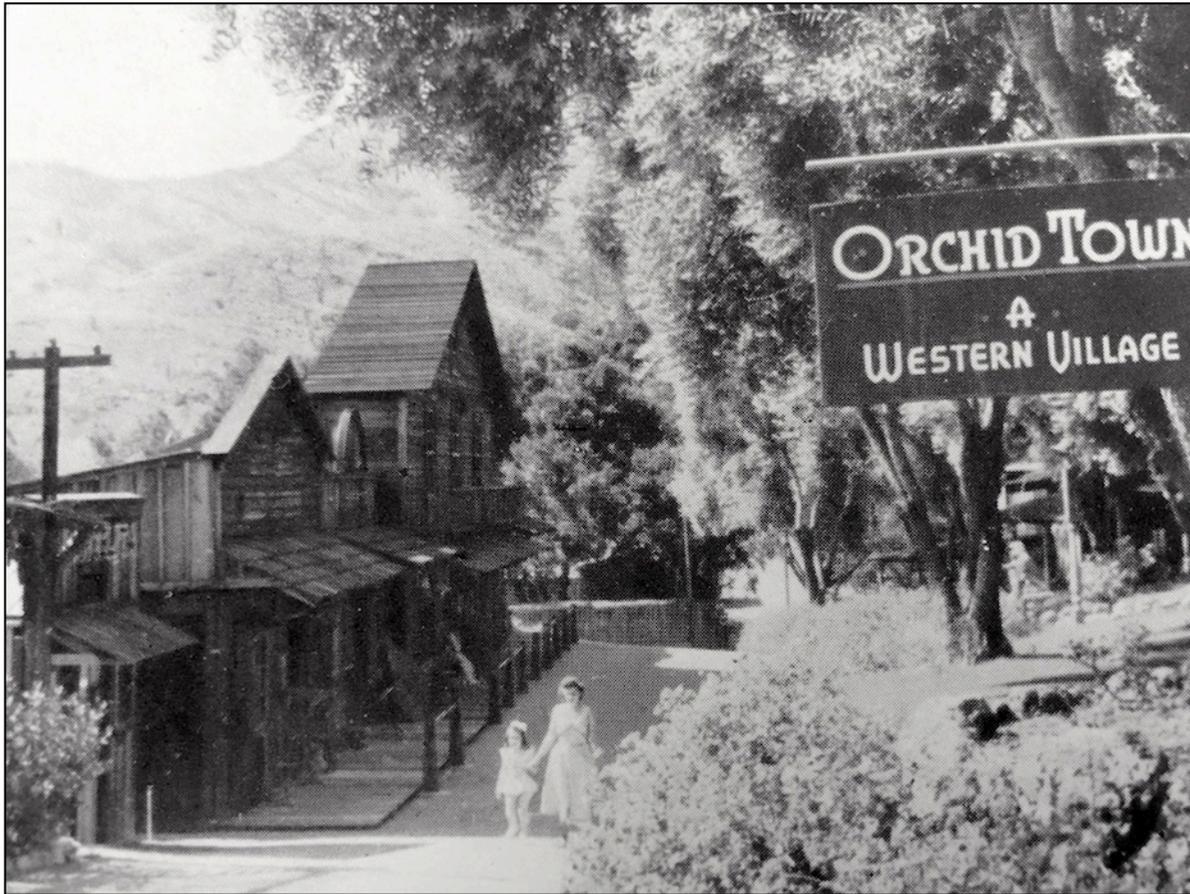


Figure 2. Orchid Town "Main Street" circa 1950 [Source: Boyle, 1952]

Much of the "town" was destroyed by a brushfire in 1948, but was soon rebuilt.

Boyle chose an opportune moment for entering this business; during the 1940s and 1950s cymbidium orchids were extremely popular and in high demand for corsages. Louis Boyle sold his orchids throughout the country, especially in the Chicago area, and exhibited them in flower shows around California as well. It is said that he was the largest and most successful producer of cymbidium orchids in the world during the 1940s and 1950s, though this claim is unverified.⁸

In 1952 Louis Boyle, having reduced his ranching activity due to rheumatoid arthritis, wrote a complete history of his cymbidium business and Orchid Town. He died the following year, in August 1953.⁹

In 1955 El Rancho Rinconada was sold out of his estate to Edward H. Smith. Over the next few years Smith marketed the property as Orchid Town Guest Ranch. It is unclear if he continued the orchid business itself.

⁸ Fry, Patricia, Elise DePuydt and Craig Walker. *The Ojai Valley. An illustrated History*. Ojai, California: Ojai Valley Museum, 2017 (3rd edition), pp. 298-99.
Oxnard Press-Courier, 3-29-1947.

⁹ California Death Index.

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Figure 3. El Rancho Riconada, oblique aerial view, circa 1950 [Source: Boyle, 1952]



Figure 4. Portion of Orchid Town "Main Street" as it appeared circa 1970 [Source: Camp Ramah]

Smith also owned two other businesses, the Ojai Travel Service, and the Ed Smith Company. By the late 1950s the property was also being marketed, probably only briefly, as the Orchid Guest Home, offering furnished homes for retirement living. The proprietor was listed as Ruby Brown, although the property continued to be owned by Edward Smith until his death in 1969. The property was then sold to the present owners, Camp Ramah.¹⁰

Camp Ramah was originally established on the grounds of the Foothills Hotel in 1955 by the United Synagogues of America as a Jewish youth camp. Outgrowing the old hotel building, which was demolished during the 1970s, the camp relocated to El Rancho Rinconada with the purchase of the property in 1969. A substantial building program ensued during the 1970s to develop the property with camp facilities, including numerous dormitories, tent cabins, recreation facilities, and administrative and support buildings. Several of the buildings inherited from the prior owners of El Rancho Rinconada were adapted, altered and reused for the camp facilities. It is unclear if lath houses constructed by Louis Boyle for orchid culture were removed during this time or previously by Edward Smith. [Figure 4]¹¹

4. Potential Historic Resources

The property consists of approximately 75 buildings, including residences, offices, staff housing, dormitories, tent cabins, swimming pool, and support buildings, constructed between 1924 the early 2000s. The large majority of buildings on the property today date from after it was purchased by the United Synagogue of America for use as Camp Ramah in 1969. These later buildings, constructed starting in 1972, will not be described in this report as they are less than 50 years of age. [Figure 5]

[1] Admin/Preschool/Laundry Cluster. This grouping consists of three, single-story buildings. The largest features an irregular plan with medium-pitched gable roofs, and is clad in wood lap siding. A river rock exterior chimney is attached on the southwestern elevation. Windows are mainly aluminum sliders with faux muntins. This building was originally constructed as a residence, circa 1924 according to Assessor Records, which would place it during the ownership of the property by Loring Farnam. Photos of the residence taken during the Boyle property ownership indicate that the residence was clad in board and batten in that time. The building is used today as administrative offices for Camp Ramah. A gable-roofed building located to the north of the residence is also clad in wood lap siding and features wood sash windows. It was originally used as a garage but has been remodeled and converted for use as a laundry. Located to the east of the former residence is a small building with a gable roof constructed of river rock. This building is referred to in Boyle (1952) as the “Stone Cool House” and in Assessor records as the “Meat House.” A number of former window openings are blocked with concrete and stone. [Photos 1-4]

[2] Staff Lounge. This single story building features a compound gable roof with a raised gable monitor running along entire ridge line. Windows are primarily wood casements. Siding is vertically scored plywood panels replacing original board and batten siding. Assessor records state this building was constructed in 1924. It was used as an office and library by Boyle, though its purpose prior to that time is not known. The building is located above a river rock wall. [Photo 5]

¹⁰ *Long Beach Independent Star-News*, 10-11-1959.

¹¹ Fry, 2017: p. 102.

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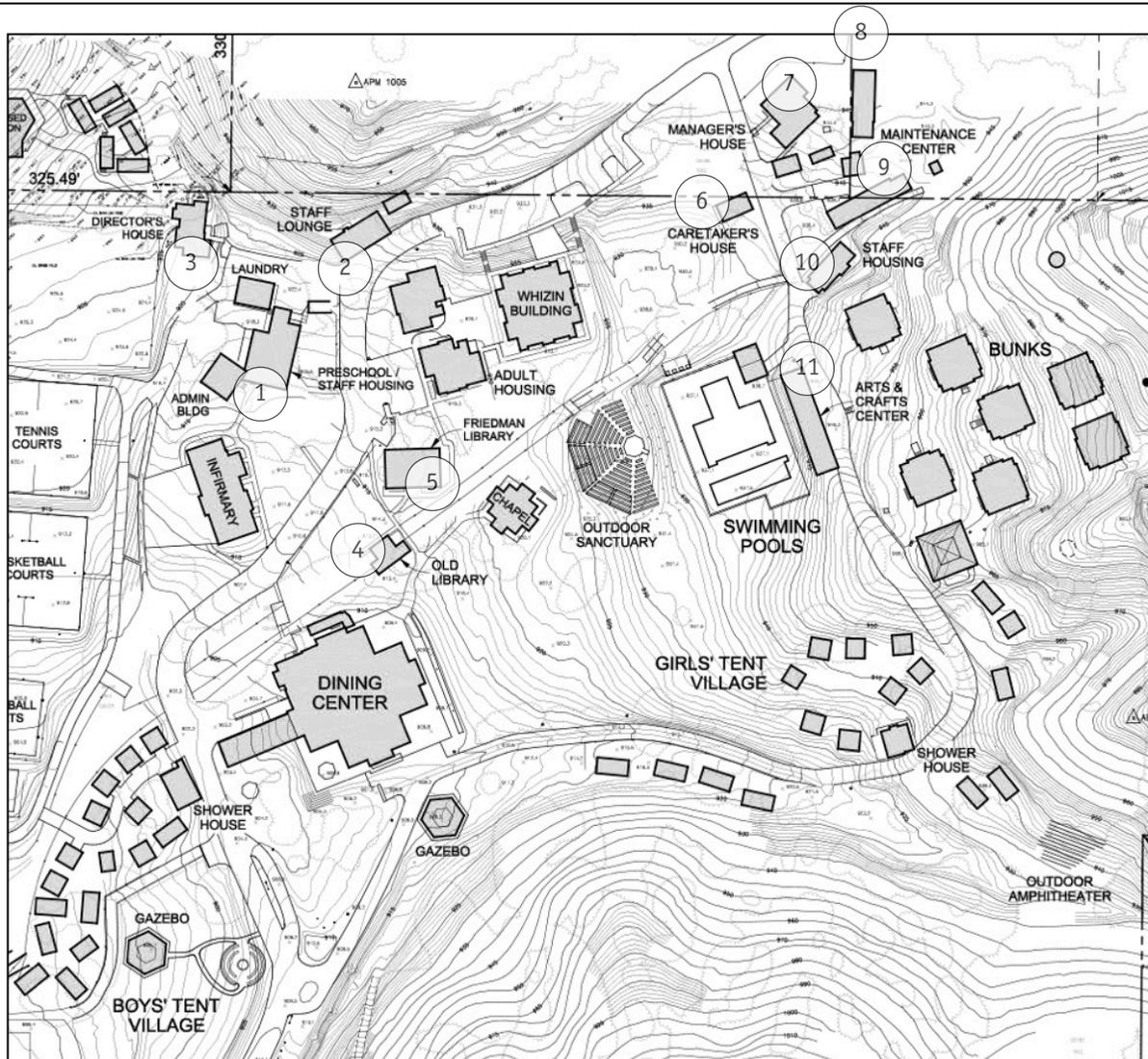


Figure 5. Site Plan [Source: Jane Carroll Design, annotations by SBRA]

[3] Director's House. This single-story building with an irregular plan features a combination of gable, hip and shed roof shapes, aluminum windows, and is sided mainly with plywood. No record of its date of construction could be found, but it appears to be a building from perhaps the 1920s or 1930s that has been substantially altered to its current appearance and configuration. [Photo 6]

[4] Old Library. This small gable-roofed building features an irregular plan, wood frame casement and large single-light fixed windows, and is clad in plywood siding. Assessor records indicate that it was constructed around 1939, during the Boyle property ownership. The likely original use was as a secondary residence. The original siding was rough cedar planks. [Photo 7]

[5] Friedman Library. This roughly rectangular-plan single story building features a somewhat tall central gable roofed mass surrounded by lower shed-roofed wings and porches. Windows are primarily wood frame. Siding is vertically-scored plywood, replacing the original board and batten. Assessor records indicate that it

was constructed around 1939, during the Boyle property ownership. The likely original use was as a secondary residence. Two additions were made to the building in 1991. [Photo 8]

[6] Caretaker's House. This very small residence features an L-plan and a variety of medium-pitched gable and shed roofs. Windows are aluminum frame with faux muntins. Siding is plywood. No record of its date of construction could be found, but it appears to be a building from perhaps the 1920s or 1930s that has been substantially altered to its current appearance and configuration. [Photo 9]

[7] Manager's House and Garage. This single-story residence with a detached garage features an irregular plan with hipped and hipped-gable roofs. It is clad in wide butt siding. Windows are aluminum frame. The date of construction for this residence could not be determined. Its architectural appearance suggests a circa 1950 construction date, but according to the recollections of a longtime Camp Ramah employee, it was not on the property when it was acquired. [Photos 10, 11]

[8] Entry Building. This very small building features a rectangular plan and medium-pitched gable roof and is sided in board and batten. A centered door is flanked by sash windows below a tall "false front" parapet. The date of construction could not be determined, but it was probably constructed by Louis Boyle between 1939 and 1950 as the entry building for Orchid Town. It is the only building remaining from this period that retains any degree of its original "Western village" appearance. [Photo 12]

[9] Maintenance Yard. This grouping consists of two gable-roofed utility sheds roofed with corrugated metal and sided with corrugated metal and board and batten. No record of their date of construction could be found, but they appear to be buildings from perhaps the 1920s or 1930s. [Photos 13, 14]

[10] Staff Housing. This building features a rectangular plan and medium-pitched gable roof. Windows are aluminum and wood frame. The building is clad in plywood, probably replacing board and batten. No record of its date of construction or original use could be found, but it appears to be a building from perhaps the 1920s or 1930s that has been substantially altered to its current use, appearance and configuration. [Photo 15]

[11] Arts and Crafts Center. This single-story building features a rectangular plan and side-facing gable roof and is sided in plywood. No date of construction could be determined, but it appears to be the largest remaining fragment of the Orchid Town "Main Street" constructed by Louis Boyle either between 1939 and 1948, or from the period when reconstruction on the property occurred after the fire of 1948. As originally designed, it was divided into distinct storefronts that featured false front parapets, some with second stories. Siding was a variety of rustic materials including cedar planks clad in bark. This grouping also originally featured the two-story Orchid Town "hotel" at the northern end of the row. The hotel building was removed, along with the parapets, and the original siding materials replaced with plywood after the property was converted to camp use. [Photo 16]

Miscellaneous Features. A variety of other features on the property date from either the Orchid Town period or earlier, including a brick wishing well [Photo 17], a fountain assembled out of oyster shells [Photo 18] (vicinity of Manager's House); a stone-lined creek channel with stone bridge abutments [Photo 19]; and large fountain constructed from volcanic rock (vicinity of Library) [Photo 20].

5. Eligibility of Historic Resources

National and California Registers: Significance and Eligibility

NRHP Criterion A and CRHR Criterion 1. This property is generally associated with the theme of agriculture in the Ojai Valley, but it is only generally associated with this theme and made no known significant contributions to this theme. Louis Boyle operated El Rancho Rinconada as Orchid Town from 1939 to circa 1952, during which time he transformed the property into his own whimsical version of a Western town, and added other quirky features. In doing so, it appears his intent was mainly to amuse himself, his family and friends, rather than to create an attraction with wider appeal to tourists, as his customers were mainly flower wholesalers in the Chicago area. Few of features that characterized the property from this period remain intact. The false-fronted buildings are substantially altered, and none of the acres of lath house Boyle constructed for his orchid culture business remain.

NRHP Criterion B and CRHR Criterion 2. The property is associated with Loring Farnam and Louis Boyle. Neither appear to have made significant contributions to the historical development of the Ojai Valley. Boyle was successful in the business of growing cymbidium orchids, and is claimed to have been the largest grower of these flowers in the world. It appears the source of these claims was Boyle himself, as no independent confirmation could be found.

NRHP Criterion C and CRHR Criterion 3. The property is an aggregation of buildings constructed in various architectural styles, mostly constructed or heavily altered after 1969. No individual buildings or the property as a whole embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.

Summary Conclusion. None of the evaluated buildings on this property appear to be eligible for listing on the NRHP or CRHR.

Ventura County Eligibility

As discussed above, this property does not appear to exemplify and reflect the theme of agriculture in the Ojai Valley (criteria 1 and 2). Also, as above, the property is not associated with the lives of historically significant individuals (criterion 3), nor does it represent a type, period, or method of construction, the work of a master, or possess high artistic value (criterion 5).

Summary Conclusion. None of the evaluated buildings on this property appear to be eligible for designation as a County of Ventura Landmark.



Photo 1. Administration Building, southern wing, viewed from south. [6-30-2018]



Photo 2. Administration Building/Preschool, viewed from southeast. [6-30-2018]



Photo 3. Preschool/Laundry, viewed from northeast. [6-30-2018]



Photo 4. Cold Room, viewed from northwest. [6-30-2018].



Photo 5. Staff Lounge, viewed from southwest. [6-30-2018]



Photo 6. Director's House, viewed from southeast. [6-30-2018]



Photo 7. Old Library, viewed from west. [6-30-18]



Photo 8. Friedman Library, viewed from southwest. [6-30-18]



Photo 9. Caretaker's House, viewed from northwest. [6-30-18]



Photo 10. Manager's House, viewed from west. [6-30-18]



Photo 11. Manager's House and garage, viewed from southwest. [6-30-18]



Photo 12. Entry Building, viewed from north. [6-30-18]



Photo 13. Maintenance Yard. [6-30-18]



Photo 14. Photo 13. Maintenance Yard. [6-30-18]



Photo 15. Staff Housing, viewed from west. [6-30-18]



Photo 16. Arts and Crafts Center, viewed from north. [6-30-18]



Photo 17. Wishing Well. [6-30-18]



Photo 18. Oyster Shell Fountain. [6-30-18]



Photo 19. Stone-lined creek channel. [6-30-18]



Photo 20. Volcanic rock fountain. [6-30-18]